



Tulsa Metropolitan Area
Planning Commission

Case Number: CZ-516

Hearing Date: July 21, 2021

Case Report Prepared by:

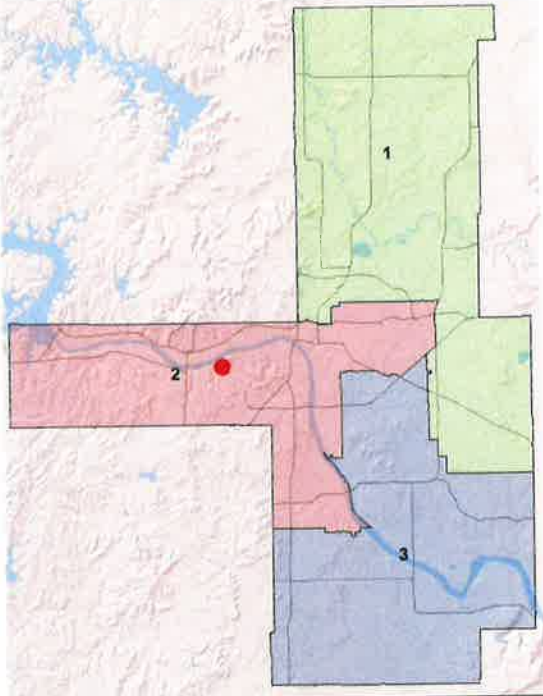
Jay Hoyt

Owner and Applicant Information:

Applicant: Mark DeMoss

Property Owner: Mark & Annabelle Demoss

Location Map:
(shown with County Commission Districts)



Applicant Proposal:

Present Use: Agricultural

Proposed Use: Agricultural

Concept summary: Rezone from IM/AG to AG to permit agricultural uses

Tract Size: 24.09 ± acres

Location: West of the Southwest corner of West 26th Street & South 65th West Avenue

Zoning:

Existing Zoning: AG/IM

Proposed Zoning: AG

Comprehensive Plan:

Land Use Map: Rural Residential/Agricultural

Stability and Growth Map: N/A

Staff Recommendation:

Staff recommends approval.

Staff Data:

TRS: 9218
CZM: 35, 76

County Commission District: 2

Commissioner Name: Karen Keith

//.

SECTION I: CZ-516

DEVELOPMENT CONCEPT: The applicant is requesting to rezone from IM/AG to AG to permit agricultural uses on the subject lot. The subject site is currently vacant and is located within the Rural Residential/Agricultural land use designation of the Tulsa County Comprehensive Plan which calls for land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. The proposed rezoning to AG zoning would be compatible with this land use designation.

EXHIBITS:

INCOG Case map
INCOG Aerial
Tulsa Comprehensive Plan Land Use Map

DETAILED STAFF RECOMMENDATION:

CZ-516 is non-injurious to surrounding proximate properties;

CZ-516 is compatible with the Residential/Agricultural Land Use designation of the Tulsa County Comprehensive Plan;

CZ-516 is consistent with the anticipated future development pattern of the surrounding property therefore;

Staff recommends Approval of CZ-516 to rezone property from IM/AG to AG.

SECTION II: Supporting Documentation

RELATIONSHIP TO THE COMPREHENSIVE PLAN:

Staff Summary: The site is located within the Rural Residential/Agricultural land use designation of the Tulsa County Comprehensive Plan as identified in the Unincorporated Tulsa County Land Use Designations portion of the Comprehensive Plan.

Land Use Vision:

Land Use Plan map designation: Rural Residential/Agricultural

Land that is sparsely occupied and used primarily for farmland, agricultural uses, and single-family homes on large lots. Residential lots generally range from one-half acre or greater and may use on-site services where public utilities are not available.

Areas of Stability and Growth designation: N/A

Transportation Vision:

Major Street and Highway Plan: W 26th St S is designated as a Residential Collector

Trail System Master Plan Considerations: None

11.2

Small Area Plan: None

Special District Considerations: None

Historic Preservation Overlay: None

DESCRIPTION OF EXISTING CONDITIONS:

Staff Summary: *The site is currently vacant, sparsely forested land.*

Environmental Considerations: None

Streets:

| <u>Exist. Access</u> | <u>MSHP Design</u> | <u>MSHP R/W</u> | <u>Exist. # Lanes</u> |
|-------------------------|-----------------------|-----------------|-----------------------|
| W 26 th St S | Residential Collector | 60 Feet | 2 |

Utilities:

The subject tract does not have municipal water and sewer available.

Surrounding Properties:

| Location | Existing Zoning | Existing Land Use Designation | Area of Stability or Growth | Existing Use |
|-----------------|------------------------|--------------------------------------|------------------------------------|---------------------|
| North | IM/AG | Rural Residential/Agricultural | N/A | Vacant |
| South | CG | Commercial (Sand Springs) | N/A | Vacant |
| East | AG | Rural Residential/Agricultural | N/A | Vacant |
| West | AG | Commercial (Sand Springs) | N/A | Vacant |

SECTION III: Relevant Zoning History

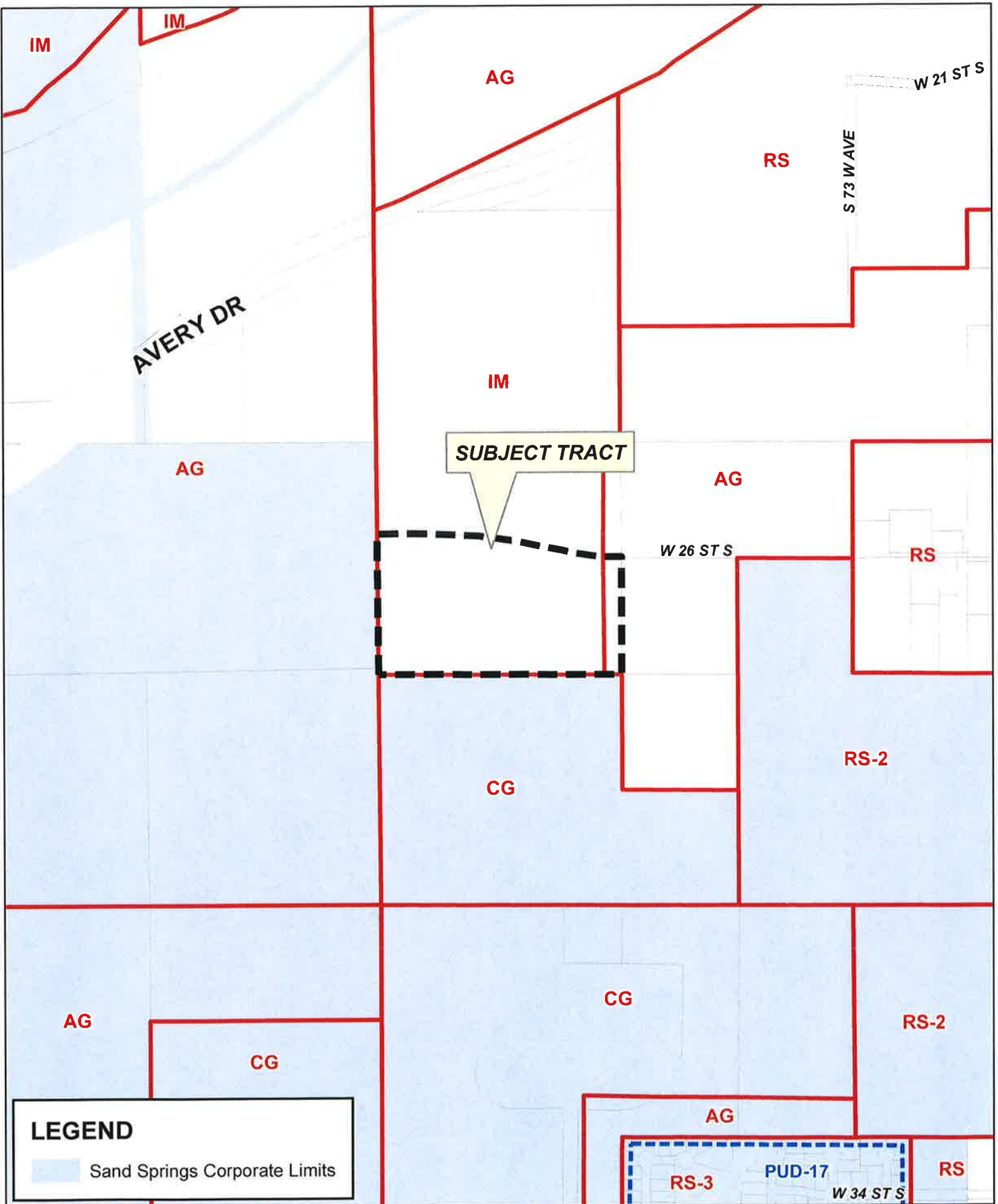
ZONING ORDINANCE: Resolution number 98254 dated September 15, 1980 established zoning for the subject property.

Subject Property:

No Relevant History.

Surrounding Property:

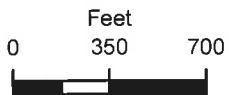
BOA-07579 September 1972: The Board of Adjustment **approved** an *Exception* to locate a pet cemetery in an IM District, on property located at 7600 West 26th Street.



CZ-516

19-12 18

11.4





AVERY DR

W 21 ST S

S 73 WAVE

W 26 ST S

W 34 ST S



 Subject Tract

CZ-516

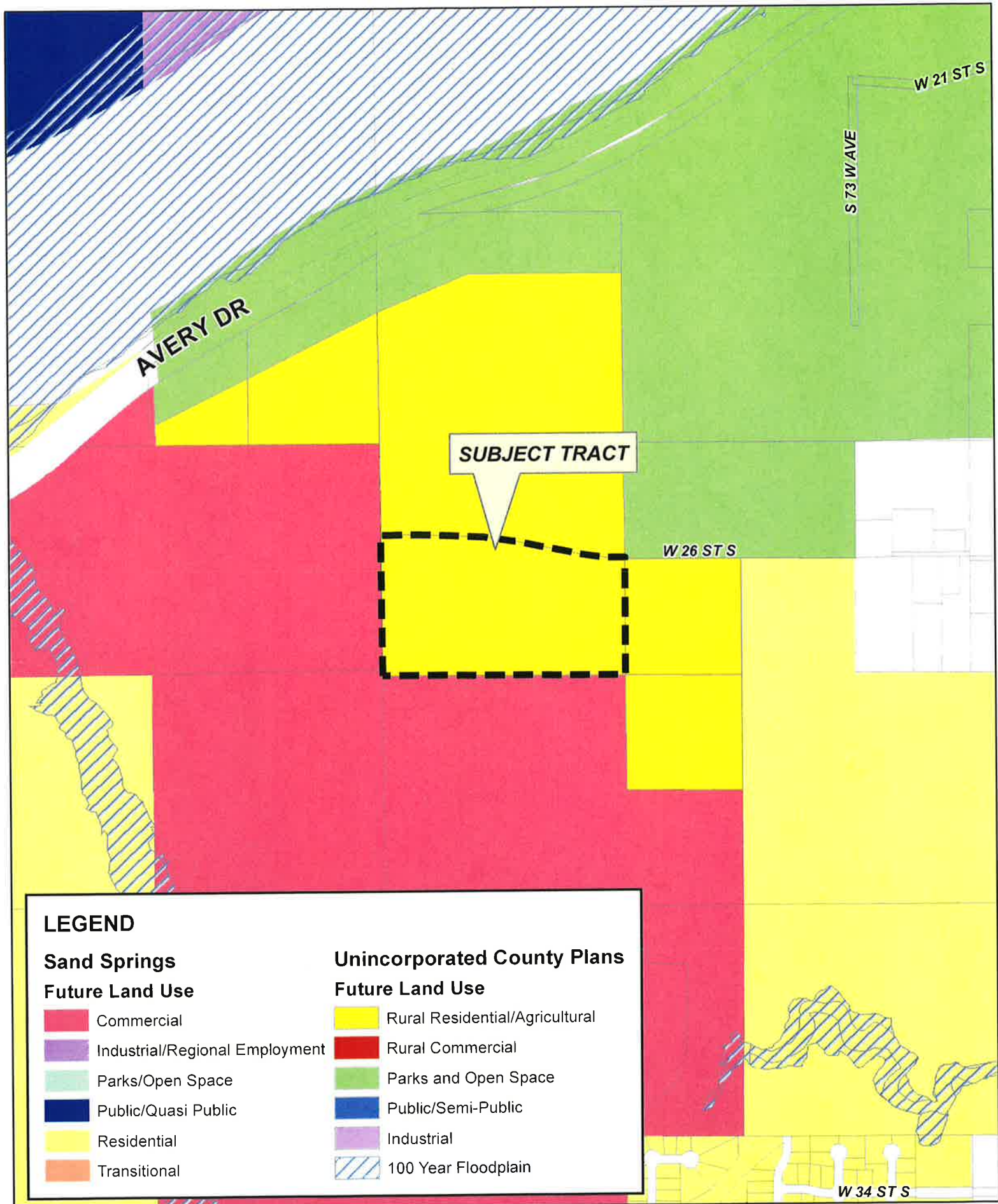
19-12 18

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

11.5





LEGEND

**Sand Springs
Future Land Use**

- Commercial
- Industrial/Regional Employment
- Parks/Open Space
- Public/Quasi Public
- Residential
- Transitional

**Unincorporated County Plans
Future Land Use**

- Rural Residential/Agricultural
- Rural Commercial
- Parks and Open Space
- Public/Semi-Public
- Industrial
- 100 Year Floodplain



CZ-516

19-12 18

11.6

